**PINELLAS COUNTY PLANNING DEPARTMENT**
**TRAFFIC ANALYSIS FOR A PROPOSED LAND USE CHANGE**

LU#: FLU-26-01 Jurisdiction: Pinellas County
Revised: Received: 4/29/2026 Signoff: SMS

**SITE DATA**

Parcel Size: 2.69 acres
Proposed for Amendment: 2.69 acres

Current Future Land Use Map Designation: Residential Rural
Current Countywide Plan Map Designation Residential Rural (RR)

| Category | | acre(s) | FAR | Units | | trips/ac* | adjust. | cap. | Proj. trips |
|---|---|---|---|---|---|---|---|---|---|
| 1 | RR | 2.69 | | | | 5.0 | 1.00 | 1.00 | 13 |
| 2 | | | | | | | | | |
| 3 | | | | | | | | | |
| | | | | | | | | Total | 13.5 |

Proposed Future Land Use Map Designation: Institutional
Proposed Countywide Plan Map Designation Public/Semi-Public (P/SP)

| Category | | acre(s) | FAR | Units | | trips/ac** | adjust. | cap. | Proj. trips |
|---|---|---|---|---|---|---|---|---|---|
| 1 | P/SP | 2.69 | | | | 104.0 | 1.00 | 1.00 | 280 |
| 2 | | | | | | | | | |
| 3 | | | | | | | | | |
| | | | | | | | | Total | 279.8 |

** Countywide Rules land use category trip generation rate for Residential Rural.*

*** Countywide Rules land use category trip generation rate for Public/Semi-Public, religious/civic uses.*

**Potential Additional Daily Trips: 266**

**ROADWAY IMPACT DATA - Trip Distribution**

| Road(s) | % Distribution 2020 | % Distribution 2040 | | Traffic Vol. (AADT) 2024 | |
|---|---|---|---|---|---|
| Keystone Road | 100 | 100 | existing | 25,634 | |
| (US 19 to East Lake Rd) | | | | | |
| | | | | | |
| | | | proposed | 25,900 | |

| Road(s) | LOS | V/CR | extg. | w/ chg. | future | w/ chg. |
|---|---|---|---|---|---|---|
| Keystone Road | C | 0.54 | C | C | C | C |
| | | | | | | |
| | | | | | | |

| Road(s) | Extg Ln Cfg | Planned Improv. | Const. Year | Future Ln Cfg | |
|---|---|---|---|---|---|
| Keystone Road | 4D | | | 4D | |

**ABBREVIATIONS/NOTES**

AADT = Average Annual Daily Trips
AC = Acres
CAP = Capture Rate (i.e., % new trips)
CCC = Congestion Containment Corridor
CFG = Configuration
CON = Constrained County Corridor
Const. = Construction
D/U = Divided/undivided
E = Enhanced
FAR = Floor Area Ratio
FDOT = Florida Department of Transportation
DEF= Deficient Road
MMS = Mobility Management System
Ln. = Lanes
LOS = Level of Service
LTCM = Long Term Concurrency Management Corridor
MPO = Metropolitan Planning Organization
N/A = Not applicable
PC = Partially controlled access
PH = Peak Hour
SF = Square Feet
TGR = Trip Generation Rate
UPA = Units Per Acre
UTS = Units (dwelling)
V/CR = Volume-to-Capacity Ratio
MIS= Mitigating Improvement Scheduled

2040 traffic volumes from MPO, adjusted FDOT Regional Transportation Analysis model output
Average daily level of service based on Generalized Daily LOS Volume Tables from FDOT 2024 LOS Manual